

Conditions of Approval

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.
2. Submit detailed landscape construction drawings for the proposed development to the Parks Coordinator, Landscape Construction Approvals through parksapprovals@calgary.ca (copy nathan.grimson@calgary.ca).

Utility Engineering

3. Submit a Stormwater Management Report (2 copies), for review and acceptance by Development Engineering, Utility Specialists, prior to submitting a Development Site Servicing Plan (DSSP). This is a requirement for sites over 2 hectares as per the current Stormwater Management Design Manual.

Stormwater Management Reports are required for:

- Sites without servicing by a storm sewer system
- Zero discharge sites
- Sites with a stormwater retention pond
- Any development flagged by Development Engineering, Utility Specialists during review of the Development Permit.

Stormwater Management Reports are to be submitted electronically directly to Development Engineering, Utility Specialists via POSEIDONOnline which is accessed through The City of Calgary's VISTA website.

4. Submit a Development Site Servicing Plan for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

[Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

A minimum of 300mm Topsoil is to be used for all Absorbent Landscaping Areas within this site. The DP Landscaping drawings associated to the DP must indicate this and the DSSP must also show it and match to the DP Landscaping drawings.

5. Follow the submission requirements outlined in Section 2 of the *Code of Practice for Erosion and Sediment Control* and either submit the required ESC Plan or a Written Notice and the ESC Plan. All submissions should be sent to ESC@Calgary.ca except for the first submission of any ESC Plan for stripping and grading, these must be sent to the Utility Generalist assigned to the Development Permit.

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Instruction Manual for Erosion and Sediment Control in Calgary* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Certified Professional in Erosion and Sediment Control (CPESC), Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), or Professional Agrologist (P. Ag.). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

The following City of Calgary Erosion and Sediment Control Documents can be obtained on the [ESC Approvals web page](#):

- a. *Erosion and Sediment Control Plan Application*
- b. *Instruction Manual for Erosion and Sediment Control in Calgary*
- c. *Standard Specifications Erosion and Sediment Control*
- d. *Erosion and Sediment Control Guidelines*
- e. *Code of Practice for Erosion and Sediment Control*

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Stormwater Pollution Prevention Team.

6. Existing Block Profile 28 of the existing UR/W (Sanitary 1650 main) needs to be purchased and updated and submitted along with the DSSP submission. It needs to show the existing grades and the new grades proposed over the Sanitary Trunk as you plan to have your entrance and paving over this. This is a requirement with the DSSP submission.

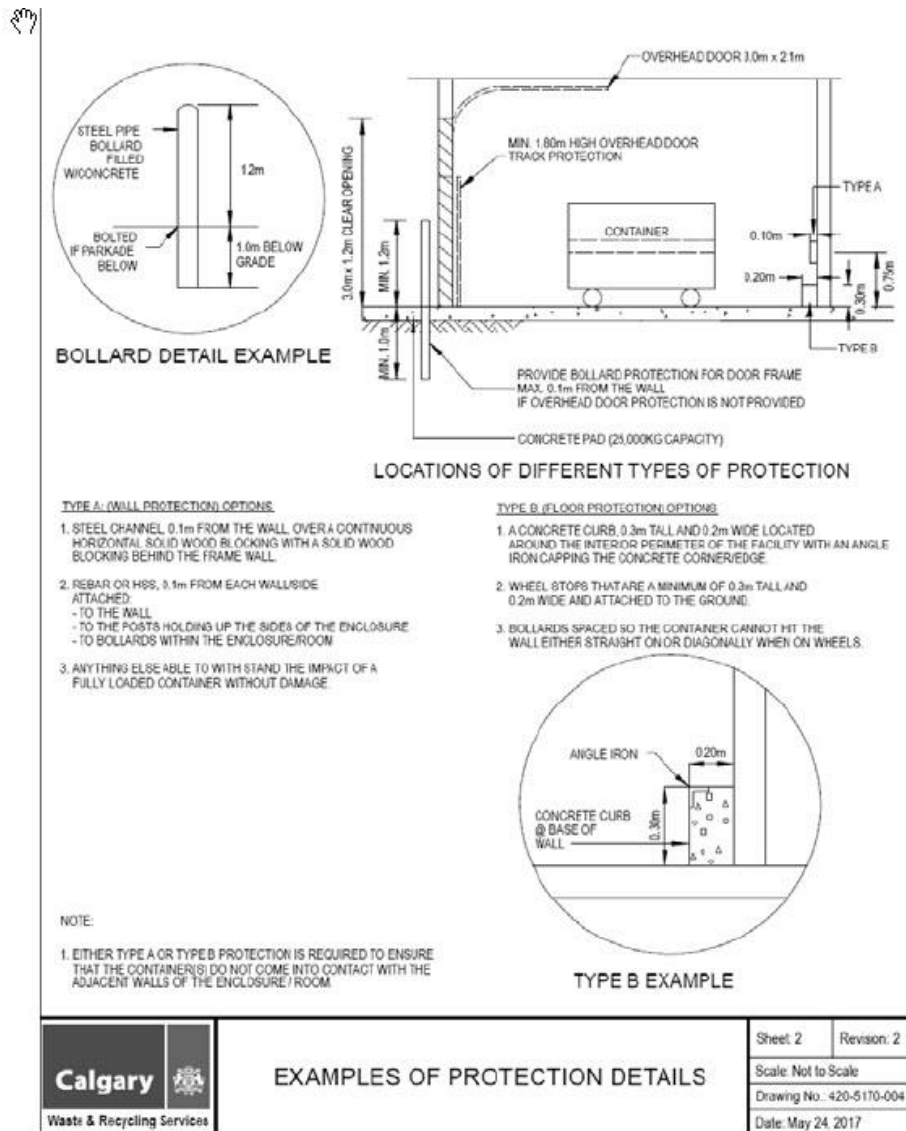
There are to be no Permanent structures placed within the existing UR/W. This also means trees or shrubs.

7. Updated - Amend the plans to:

Waste & Recycling Services - General

- Provide protection details for all overhead door components, including the frame and tracks, from all directions of travel. (See examples below)

- Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the 'Development Reviews: Design Standards for the Storage and Collection of Waste' Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx> . (Add details to plan)



Mobility Engineering

8. The Transportation Assessment has been reviewed and generally endorsed by the Mobility Specialist. Additional comments are forthcoming regarding the class 2 bicycle parking demand to ensure appropriate supply and location.
9. Submit a traffic control plan (on-site, pedestrian, signage and pavement markings) with amended plans. Pedestrian circulation movements will be indicated on the site plan.
10. Execute and register on title a Mutual Access Easement Agreement between the civic facility site (Plan 1810558, Block 34, Lot 3MSR) and future school site (SE 15; 22;1;5, Legal Subdivisions 2 and 7) for the purpose of parking access / vehicular access / pedestrian access / an access route for the waste & recycling collection vehicle(s) to the storage facilities. The agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Development Engineering. A standard template for the agreement and an Instruction Document will be provided by the DART Mobility Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
11. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of new driveway crossing or intersection entrance at 210 Avenue SW.,
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
12. Remit payment (certified cheque, bank draft) here required, for the proposed streetlight upgrades adjacent to 210 Avenue and/or Belmont Avenue within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

Planning

13. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
14. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
15. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
16. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
17. The areas identified for murals/public art on the south facade of the building, facing 210 Avenue SW, will be programmed through The City of Calgary's public art procurement process. The space for these art features will occupy approximately fifteen percent (15%) of the overall fieldhouse south building façade. The final configuration and location of art features on this façade may be adjusted based on the public art procurement process, to the satisfaction of the Development Authority.
18. All electrical servicing for freestanding light standards must be provided from underground.
19. Each parking stall, where located next to a sidewalk, must have a properly anchored wheel stop. The wheel stop must be 100mm in height and 600mm from the front of the parking stall.
20. A lighting system to meet a minimum of insert number (usually min 10 LUX for uncovered parking areas with limited public access and 22 LUX for shopping areas with uncovered parking areas and 54 LUX for parkades) with a uniformity ratio of 4:1 on pavement shall be provided.
21. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which also includes the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, (and may include electric vehicle energy management system) and electrical power for electric vehicle charging purposes installed and fully operational.

22. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
23. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 for an inspection.
24. There shall be no construction access through the adjacent city boulevard/ municipal reserve / municipal school reserve lands.
25. Point source drainage from the development site onto the adjacent municipal reserve/municipal school reserve is not permitted, as such drainage will compromise the integrity of the site.
26. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - pathways@calgary.ca) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
27. The Regional Pathway will require 1 metre of unobstructed area (vertical installations, curbs, etc.) on either side, adjacent to the development site.

Utility Engineering

28. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No 4780), dated June 6, 2015.
29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
30. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

31. Contact the Erosion Control Inspector, Water Resources, with at least two business days notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
32. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Director of Water Resources.
33. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
34. The proposed development is within the Pine Creek catchment boundary and is subject stormwater volume control measures. Based on the Watershed Management Plan the average annual run-off volume shall be limited to 150mm.

Mobility Engineering

35. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
36. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc.,

installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

37. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.
38. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
39. The applicant / developer is advised that parking, including bicycle parking, will be provided in accordance with the land use bylaw or to serve the demand on site, as based on the operational needs of the uses. This will be to the satisfaction of Mobility Engineering.
40. With the signal requirement as noted in the Transportation Impact Assessment (TIA), the applicant will provide engineering construction drawings (including turning templates) approved by the Manager, Development Engineering for the at-grade intersection at 210 Avenue SW. All associated costs will be the sole responsibility of the applicant / developer.